



**EDWARD KNIGHT**  
ESTATE AGENTS

GRENDON DRIVE, STRAWBERRY FIELDS, RUGBY, CV21 1UB

£1,200 PCM





A well presented three bedroom link semi-detached house located in a quiet road in the popular residential area of Strawberry Fields, which is ideally located for access to motorways, retail parks and Rugby town centre. The accommodation briefly comprises: entrance porch, lounge, refitted kitchen/breakfast room, conservatory, three bedrooms and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, single garage and an enclosed rear garden. Available late April. Unfurnished. Energy rating D.

#### **ENTRANCE PORCH**

Enter via an obscure double glazed uPVC door with adjoining full height obscure double glazed panel. Single panel radiator with thermostat control. Electric consumer unit. Telephone sockets. Glazed Casement door to:

#### **LOUNGE**

15' 9" x 14' 5" (4.8m x 4.39m)  
Two uPVC double glazed windows to the front aspect. Single panel radiator with thermostat control. TV, satellite and telephone sockets. Decorative fireplace. Stairs rising to the first floor with under stairs storage area. Door to:

#### **KITCHEN/BREAKFAST ROOM**

14' 5" x 8' 3" (4.39m x 2.51m)  
A refitted range of eye and base level units surmounted by roll-edge worksurfaces. Inset sink and drainer. Tiling to splashback areas. Built in single electric oven, hob and extractor fan. Space and plumbing for a washing machine and fridge freezer. Vinyl floor. Under stairs storage cupboard. Two uPVC double glazed windows. uPVC double glazed door to:



### CONSERVATORY

10' 5" x 8' 8" (3.18m x 2.64m)

uPVC double glazed construction with a UPVC double glazed door to the garden. Double panel radiator. Wall mounted lights. Laminate floor.

### STAIRS & LANDING

Loft hatch. Thermostat for the central heating. Doors to all further first floor accommodation.

### BEDROOM ONE

13' 9" x 8' 1" (4.19m x 2.46m)

Two uPVC double glazed windows to the front aspect. Single panel radiator with thermostat control.

### BEDROOM TWO

10' 2" x 7' 4" (3.1m x 2.24m)

Two uPVC double glazed windows to the rear aspect. Single panel radiator with thermostat control.

### BEDROOM THREE

7' 1" min x 6' 1" (2.16m x 1.85m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Over stairs cupboard housing a combination central heating boiler.

### BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with mixer shower over. Tiling to splashback areas. Vinyl floor. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

### FRONTAGE

Tarmac driveway providing off-road parking space and direct access to the garage. Slab path to the front door. Planted border to the front of the house.



### SINGLE GARAGE

Up and over door to the front. Power and light connected. Door to the garden.

### REAR GARDEN

Slab patio adjoining the side of the conservatory leading behind the garage with door into the garage. Outside cold water tap. The garden is then laid mainly to lawn with planting borders around the edges. Timber shed and plastic storage shed. Enclosed by timber fencing to all sides.





## **COUNCIL TAX**

Band C

## **FEES PAYABLE BY TENANTS**

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utility Supplies: including payment for communication services (broadband etc) and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.  
[www.edwardknight.co.uk](http://www.edwardknight.co.uk)

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

### Energy Efficiency Rating

